

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 2, 2016
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa
Alternates present: P. Aho
Alternates absent: T. Berthelot
Staff present: Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 7:36 p.m.

Approval of Minutes:

a. April 16, 2016 Regular Meeting:

Rawn MOVED, Ryan seconded, to approve the 04-16-2016 minutes as presented. MOTION PASSED with all in favor except Ausburger and Hall who disqualified themselves.

Zoning Agent's Report:

None.

Public Hearing:

Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338

Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3

Chairman Goodwin opened both Public Hearings at 7:40 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan Ward, Westa and Alternate Aho who was not seated.

Linda Painter, Director of Planning and Development read both legal notices as they appeared in The Chronicle on 4/19/16 and 4/27/16 and noted the following communications received and distributed to members: a 4/27/16 memo from Linda Painter, Director of Planning and Development; a 4/26/16 memo from Edward Pelletier, Datum Engineering; a 4/26/16 memo from Michael Yenke, Uniglobe Investement LLC.; a 4/26/16 report from Gerald Hardisty, Civil Engineering Services; a 3/31/2016 report from BSC Group; 3/29/16 comments from Rudy J. Favretti, FASLA; and a 3/10/16 memo from Fran Raiola, Deputy Chief/Fire Marshal.

Chandy MOVED, Ryan seconded, to adjourn the public hearing on the application of Uniglobe Investment LLC to change the zone classification for the property located at 91 and 93 Meadowbrook Lane from R-20 to DMR (PZC File 1338) to May 16, 2016. MOTION PASSED UNANIMOUSLY.

Chandy MOVED, Ryan seconded, to adjourn the public hearing on the special permit application of Uniglobe Investment LLC to construct a 36 unit multi-family development at 91 and 93 Meadowbrook Lane (PZC File 1284-3) to May 16, 2016. MOTION PASSED UNANIMOUSLY.

Old Business:

a. **Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338**

Tabled pending a 5/16/16 Continued Public Hearing.

b. **Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3**

Tabled pending a 5/16/16 Continued Public Hearing.

c. Request for Interpretation of Lot Frontage Requirements

Painter noted the supplemental correspondence received from James Wohl and Janet Welch dated April 20, 2016 and reviewed Mullen's memo which identified examples of previously approved subdivision lots where the required lot frontage was not coincident with the placement of the house. The Chair noted that she had asked staff to research other examples of lots with similar configurations to the subject lot and provide maps for the Commission to review. Members read and discussed the definition of frontage contained in the regulations and the intent of the frontage requirement. Painter noted that while she could not speak definitively to the specific intent of the frontage requirements in the Mansfield regulations, frontage requirements in general are used to reduce potential overall density and possibly establish a pattern of development. After discussion, staff was requested to prepare a motion for the Commission's consideration at the next meeting.

d. Draft Zoning Regulations

Goodwin noted that there was a 4/28/16 memo from Painter regarding this item that was not referenced on the agenda. Painter reviewed her memo and the proposed changes to the draft regulations relating to water service connections/water pipeline overlay district and live/amplified music. With regard to the proposed change concerning easements and water main extensions outside of the overlay district, members suggested that the new language was too broad and contradicted what the Commission was trying to achieve with that regulation. Accordingly, the section entitled Easements and Water Main Extensions was revised to read as follows: "Extension of water service to properties located outside of the Water Pipeline Overlay Zone through an easement or right-of-way on property located within the Water Pipeline Overlay Zone shall be permitted only in those instances where there is not a source of potable water."

Rawn MOVED, Ward seconded, to withdraw the actions approved on April 18, 2016 that scheduled public hearings for June 20, 2016 for draft zoning regulations related to stormwater management dated March 17, 2016; draft zoning regulations related to water service connections and creation of a Water Pipeline Overlay District dated April 12, 2016; and draft zoning regulations related to alcohol and live/amplified music dated April 8 2016. MOTION PASSED UNANIMOUSLY.

Chandy MOVED, Rawn seconded, that a public hearing be scheduled for June 20th to hear comments on the proposed revisions to the Zoning Regulations dated April 28, 2016 related to stormwater management; water service connections and the creation of a Water Pipeline Overlay District as modified by the Commission with regard to use of easements; alcohol; and live/amplified music. The draft regulations related to stormwater management, water service connections and the Water Pipeline Overlay District shall be referred to the Town Attorney, CRCOG, adjacent municipalities, Town Council, Conservation Commission and Four Corners Sewer and Water Advisory Committee for review and comment. The draft regulations related to alcohol and live/amplified music shall be referred to the Town Attorney, CRCOG, adjacent municipalities, Town Council, and Economic Development Commission for review and comment. MOTION PASSED UNANIMOUSLY.

New Business:

a. Special Permit Application, Efficiency Unit, 819 Middle Turnpike, D. & K. Ricci, PZC File #1340

Ryan MOVED, Ward seconded, to receive the Special Permit Application (File #1340), submitted by Dustin and Kristen Ricci for an efficiency unit within a single family dwelling, on property located at 819 Middle Turnpike, as shown on plans dated 3-10-16, as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 5-16-16. MOTION PASSED UNANIMOUSLY.

b. Zoning Regulation Amendment to the Business Zone, S. Schrager, PZC File #1341

Ryan MOVED, Ausburger seconded, to receive the application, submitted by Attorney Samuel L. Schrager, Esq. to add “residential uses” to the list of allowable uses within the Business Zone, of the Mansfield Zoning Regulations, File #1341, as submitted to the Commission, and to refer said application to CCROG and the Town Attorney for review and comment and to set a Public Hearing for June 20, 2016. MOTION PASSED UNANIMOUSLY.

c. Consideration of Alternate Appointment: Katie Fratoni

After an introduction, Ward MOVED, Ausburger seconded, to appoint Katie Fratoni as an alternate member of the Inland Wetlands Agency and Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

d. 2016-17 Capital Improvement Budget

Ryan MOVED, Hall seconded, that the PZC make a finding that the proposed FY2016-2017 Capital Improvement Program Budget and the proposed projects contained therein are consistent with the Mansfield Tomorrow Plan of Conservation and Development. Nothing herein shall imply PZC approval for any proposed projects. Departments involved with land use projects and site improvements must coordinate plans with the Director of Planning and Development and/or the Inlands Wetland Agent, and make such applications to the PZC or IWA as is required by the Mansfield Zoning and Inland Wetlands Watercourse Regulations. MOTION PASSED UNANIMOUSLY.

e. 8-24 Referral: Schoolhouse Brook Park Universal Access Trail

Chandy MOVED, Ryan seconded, that the PZC notify the Town Council that the proposed universal access trail at Schoolhouse Brook Park Bicentennial Pond Recreation Area is consistent with the Mansfield Tomorrow Plan of Conservation and Development, particularly Goal 3.3, Strategy B, Action 3 and Goal 5.5, Strategy A, Action 3. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

Noted.

Communications and Bills:

Noted.

Adjournment:

The Chair noted a 5/11/16 Field Trip at 3:00 p.m. and declared the meeting adjourned at 8:27 p.m.

Respectfully submitted,

Vera S. Ward, Secretary